

William J. Rotch House
19 Irving Street
New Bedford
Bristol County
Massachusetts

HABS No. MASS-678

HABS
MASS,
3-NEBED,
12-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Eastern Office, Division of Design and Construction
143 South Third Street
Philadelphia 6, Pennsylvania

WILLIAM J. ROTCH HOUSE

HABS
MASS,
3-NEBED,
12-

Address: 19 Irving Street, New Bedford, Bristol County, Massachusetts/at Maple Street, southwest corner⁷.
(Formerly located in the place where Irving Street is now, before the street was extended; then it was No. 103 Orchard Street).

Present Owners and Occupants: Mr. and Mrs. John M. Bullard

Present Use: Private residence.

Brief Statement of Significance: A fine house of the mid nineteenth century, built from designs of A. J. Davis for one of the leading families of New Bedford.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: Built for William J. Rotch, and inhabited by him until the early 1870's. At his death the property remained in possession of his heirs, Morgan Rotch and William W. Crapo among them, until the late 1920's, when it was purchased by Henry H. Crapo, an uncle of Mrs. Bullard. Now owned by Mr. and Mrs. John M. Bullard. Mr. and Mrs. Bullard are both descended from branches of the Rotch family. Interview with Mrs. Bullard⁷
2. Date of erection: 1846/^{"Old Dartmouth"} p. 288⁷.
3. Architects: Design by A. J. Davis of New York/Downing: Country Houses, pp. 295-298⁷. Plans and specifications by William R. Emerson, architect/original specifications⁷.
4. Original plans, specifications: A first floor plan and elevation may be seen in A. J. Downing, The Architecture of Country Houses (New York: D. Appleton and Company, 1850), pp. 295-298, along with a description, of which excerpts are given below (D. Supplemental Material).

The original specifications are in the possession of Mr. and Mrs. Bullard; a verbatim copy is given below (D. Supplemental Material).

In some minor respects the house as built does not seem to agree with the plan as published by Downing, particularly in the omission of a bay window on the north side. In

general, the specifications appear to have been followed, but the doors (which appear original) are six-panel, rather than five as specified.

5. Notes on alterations: At an undetermined date, before 1881, a service wing appears to have been added to the right rear corner of the house. In 1928 the original house was detached from the service wing and moved to its present location (the service wing now serves as a separate house on the adjoining lot). William Tallman was the architect for alterations made at the time the house was moved; they appear to have been largely confined to installation of lighting, heating, plumbing, finish flooring, and the removal of a rear stair hall to install an elevator. Two sheets of blueprints for these improvements are in the possession of Mr. and Mrs. Bullard; an examination of them on the site did not reveal any substantial change in the nature of the house.

The basement apparently dates from the time the house was moved, and is completely modern.

6. Important old views and references: Floor plan and elevation, published in 1850 by A. J. Downing (see above, 4: original plans, specifications).

About a dozen water colors by Henry H. Crapo, done in the 1870's, are in the possession of Mrs. Bullard. They show a number of interiors and some exteriors, generally agreeing with the appearance today except for different furniture. The draftsmanship and coloring of these paintings are careful and they give an impression of fidelity to the subject.

Several old undated photographs are also in the possession of Mrs. Bullard; in general they confirm the observations made above.

An Atlas of New Bedford City, Massachusetts (Boston: George H. Walker and Company, 1881), plate 7, shows the former location of the house and the general layout of the grounds, at small scale.

A photograph in "Old Dartmouth," p. 288, shows the house in its original location, No. 103 Orchard Street, with the service wing attached. This photograph is thought to have been taken between c. 1880 and 1907.

Worth, Palmer and Austin, "Old Dartmouth," a manuscript in the Old Dartmouth Historical Society, Johnny Cake Hill, New Bedford, Massachusetts. This consists of photographs of houses and public buildings in New Bedford, Fairhaven, Acushnet, Dartmouth and Westport; photographs by Fred W. Palmer, introduction and notes by Henry B. Worth, "done into shape" by Emma C. Austin; dated September, 1907.

B. Historical Events Connected with the Structure

The original owner, William J. Rotch, was elected Mayor of New Bedford in 1852. He was also president of the New Bedford Cordage Company, Howland Mills Corporation, Rotch Wharf Company and other enterprises. Leonard Bolles Ellis, History of New Bedford and its Vicinity, 1602-1892 (Syracuse: D. Mason and Company, 1892), part II, p. 57.

C. Likely Sources Not Yet Investigated

Diary of A. J. Davis, a manuscript in the collection of the New York Public Library (according to my recollections). A reference to this should establish exactly what connection Davis had with this job.

D. Supplemental Material

1. Extract From
"THE ARCHITECTURE OF COUNTRY HOUSES."
by A. J. Downing
Published in 1850 by D. Appleton & Co., New York

Design XVIII -- A Cottage-Villa in the Rural Gothic Style

This design shows the front elevation and plans of the residence of William J. Rotch, Esq., of New Bedford, Mass., built from the plans of Mr. Davis.

The body of the house is nearly square, and the elevation is a successful illustration of the manner in which a form usually uninteresting, can be so treated as to be highly picturesque. There is, indeed, a combination of the aspiring lines of the roof with the horizontal lines of the veranda, which expresses picturesqueness and domesticity very successfully. The high, pointed gable of the central and highest part of this design has a bold and spirited effect, which would be out of keeping with the cottage-like modesty of the drooping, hipped roof, were it not for the equally bold manner in which the chimney-tops spring upwards.* Altogether, then, we should say that the character expressed by the exterior of this design is that of a man or family of domestic tastes, but with strong aspirations after something higher than social pleasures.

. . . . The drawing-room and dining-room are each 18 x 20 feet, and communicate with the front hall, 14 by 18 feet, by double or sliding doors, so that these three apartments may all be thrown into one. The large and deep bay-windows at the ends of these apartments give them a light and spacious effect, when thus thrown en suite. The front windows have casement sashes, opening down to the floor of the veranda.

In the rear hall is the principal staircase, and in a smaller entry,

between this hall and the kitchen, is the back stair.

The library is a pleasant and retired apartment, 20 by 21 feet, exclusive of the deep alcove, about 10 feet square. The kitchen is 14 by 20 feet, with a corresponding recess, 10 feet square (which might be partitioned off for a scullery). In the dining-room is a china-closet. Between the kitchen and dining-room is a pantry. In the kitchen itself are two closets. In a space partitioned off from the back porch is the cellar stair.

Construction. This cottage should be built with hollow brick walls, plastered on the inside, and covered with hydraulic cement on the outside. The ceilings of the bed-rooms may run partly into the roof, and are well ventilated by registers or valves, near the highest part of the ceiling, opening into a space in the apex of the garret above -- the garret itself being provided with openings or ventilators, to permit the escape of warm air. Large gables, 10 feet broad, on the sides of the roof, light these bed-rooms abundantly. The verge-board of the front gable is boldly carved in three-inch plank. The chimney tops -- square, but set diagonally on the base -- are built of common brick. The roof projects three feet at the eaves.

Estimate. The cost of this residence in New Bedford, where building is dearer than here, was about \$6000.

* The parapet of this villa surrounds a narrow walk on the roof -- entered from the side of the central ridge -- which commands a view of the harbor of New Bedford.

2. The following is quoted from original specifications in the possession of the owners, Mr. and Mrs. John Bullard:

Cover / Carpenter
Specifications of House at New Bedford for William J. Rotch

Written by hand on ruled paper, as follows:

Specifications of the material to be furnished, and labor to be performed by the Carpenter, in building a dwelling house for W^m J. Rotch Esq. of New Bedford, according to plans prepared by W^m R. Emerson Architect.

Framing

The framing lumber is to be of good, sound spruce, as well seasoned as the market affords, and to be well mortised, tenoned, and pinned throughout.

The sizes of timber to be as follows:

House Sill	6x8
Cross Sill	6x10
Posts	4x8
Girts	1x5 hard pine
Studs	2x4

Window and Door Studs	3x4 and 4x4	
Attic floor timbers	2x8	} 16 in. on center
1st and 2nd floor timbers	2x10	
Headers and Trimmers	4x10 and 4x8	
Plates	4x6 and 5x6	
Braces	4x4	
Rafters	2x8	
Piazza Sill	6x6	
" Floorings	2x8	
" Rafters	2x6	
" Plate	4x6	

and such other timbers as shown on plans. Partitions standing over one another are to be capped with hard pine 2 inches thick. The floor timbers to be thoroughly bridged thus: Sketch In the basement, the Wash Room, Entry, and Water Closet are to be floored over the concrete with 2 x 6 spruce timbers, 16 in. on centers. Make use of all necessary iron bolts and clamps. Truss all partitions where required.

Boarding and Roof covering.

Cover the walls of the house with sound, dry, matched spruce boards, mill planed, and not over 8 inches wide, uniform in thickness, and well nailed, free from large or loose knots.

Cover the roofs with well seasoned matched pine boards, not over 6 in. wide, mill planed, free from large or loose knots and well nailed. The walls and roofs are to be covered with Virginia cane fibre sheathing paper, put on in the most complete manner.

Under Floors.

The under floors are to be of good, sound, dry spruce, free from large or loose knots and well nailed. Upon all the under floors lay two thicknesses of deadening felt like sample.

Furring

Furr the ceilings with sound, well seasoned pine strips, of usual widths, set for five nailings to a lath.

Furr with 2 x 3 studs, against the cellar wall in Laundry, Stairway, entry, and Water Closet. Set all partitions of 2 inch spruce plank, of width figured on the floor plans, 16 inches on centers, double studs at all door openings, and double lintels overhead. Turn all wide openings.

The chimney breasts to have angle studs 2 x 4 at the corners, with plank furrings nailed to studs, care being taken that no nails are driven into chimneys. Provide and put on all necessary grounds and angle beads.

Outside Finish

All of the stock for the outside finish, to be of the first quality

white pine finishing stock, perfectly seasoned, and free from sap, shakes, and large or loose knots. All nails to be driven with the nail set.

The gutters are to be made of the very best quality of pine timber, thoroughly dried. All the finish must be made in strict conformity with the detail drawings furnished by the Architect. All projecting ports are to be flashed with lead, on the upper surface exposed to weather.

Clapboarding

Cover the walls with best Eastern pine clapboards, perfectly clean and planed to a uniform thickness, neatly butted and well nailed with nails driven with the nail set for puttying and laid 3 in to the weather.

Outside Sheathing

Sheath the ceiling over Balcony and the Piazza and Canopy ceilings on the rake, with narrow matched and beaded sheathing, well seasoned pine stock, of the best quality, and well nailed.

Make two doors of beaded sheathing as high as possible, under balcony, hung at top, for putting in coal at windows.

Shingles

Cover the roofs (except upper flat) also gables where written and shown on the elevations with the best quality of sawed under shingles, octagonal cut where indicated, those on gables to be of uniform widths.

Upper Floors

The upper floor in Basement (where it shows on cellar plans to be a wood floor) Kitchen, Pantry, Entry, and Closet in the Kitchen, also Storeroom Closet floors, are to be of the best quality, well seasoned, hard pine, in width not exceeding 4 inches, nailed with 12 penny floor nails, 2 nailings to each floor timber, and to be well and evenly smoothed. All of the remaining upper floors in the house, are to be of the best quality of kiln dried, white pine floors boards, not exceeding 5 inches in width, nailed with 12 penny floor nails, 2 to each joist, and evenly smoothed. The floor in unfinished rooms in the Attic, to be laid with one course of good, matched, spruce boards, free from loose knots.

The Piazza, Balcony, and Terrace floors, to be laid with well seasoned, 1 1/4 inch matched pine, of narrow widths.

Inside Finish

The Hall is to be finished in brown ash, also the Dining Room. The Parlor to be finished in butternut. The Library, Water Closets on

first floor and also second floor, and the Bath Room to be finished in black walnut. The wood is all to be of the best quality, carefully selected, with handsome grain, and thoroughly kiln dried.

The Kitchen to be finished with hard pine Architraves and sheathing. The rest of the house to be finished with white pine of the best quality of clean stock selected, kiln dried, and free from sap, shakes, and knots. All to be well nailed, and nails to be driven with the nail set.

The Laundry, Stair Entry, and Water Closet in Cellar, the Kitchen, Entries, Passage, the Water Closet on the first floor, and the Water Closet on the second floor, are to be sheathed up 3 ft. with vertical, narrow, matched, beaded sheathing and capped. The Water Closets are to be fitted with two lids, hung with brass butts, and to have noot paper boxes. The Basement Water Closet to have seat of Cherry. The Work stand in the Bath Room to be fitted with drawers and recessed front. All the inside finish to be made in strict conformity with detail drawings, furnished by the Architect.

Stairs

The front stairs to be finished with brown ash, with ash treads, risers, and string casings.

Bottom Post 8 inches diameter
Double Rail 3 1/2" x 4 1/2"
Baluster 2 inches, hung outside of stringers
Steps 1 1/4 inches. All to be made according to drawings.

Cellar stairs to be finished with hard pine treads and risers, cherry posts and rail, and pine balusters. Build the outside steps of pine 1 1/4 inch treads. All of the stock for the stairs to be of the best quality, selected, thoroughly kiln dried, and put together in a thorough and workmanlike manner.

Doors

All the hard wood doors to be made with pine plank frames, most thoroughly kiln dried, and veneered with hard wood of their respective kinds. All doors in first story opening out of rooms finished in hardwood will be veneered.

The Front Door to be made of pine, veneered with Ash. All to be made like drawings, in the most thorough and workmanlike manner, with 5 panels.

All of the other doors throughout are to be made of the best quality of kiln dried pine, 1 3/4 in. thick for Principal Doors, 1 1/2 in. and 1 1/4 in. thick for closet and smaller doors, 4 paneled, with flush mouldings. The outside Kitchen door to be made 2 inches thick, of pine with 5 panels.

All doors to be moulded, but in no case raised. The window frames are to be made in the best manner with well seasoned pine plank sills, 2 inches thick, hard pine pulley stiles with pockets, hard pine beads and stops, except in rooms finished with hard wood where they will be of the same kind as the finish of the rooms. The sashes are to be made of the best selected dry pine, 1 3/4 inches thick, hung with best cord upon iron pulleys, with steel pintels and bronzed faces.

All the sashes to be fitted with best bronzed fastenings, of a pattern approved by the owner. The cellar windows, except two in the Wash Room will be made with plank frames, hung with butts and trimmed with fastenings of the most approved pattern. The windows in gables will be hung with butts at the bottom. Construct a skylight on the roof hinged to lift with cord.

All the remaining windows to be hung with weights. Make and fit wooden sashes for all leaded glass windows.

China Closet, Pantry, etc.

Fit up the China Closet, with glass cases, drawers, cupboards and shelves of pine, and broad shelf of cherry, according to writing on the floor plans. The pantry to be fitted with marble pantry slab, shelves, drawers, bins and cupboards, as shown on the plans, or thoroughly kiln dried best quality of white pine. Fit up all the closets in the house with shelves, drawers, cupboards, strips and hooks, as shown and written on plans, of pine.

Blinds

Make and properly secure blinds upon all windows, when practicable the lower half to swivel.

The blinds to be made of thoroughly seasoned 1st quality of pine and fitted with the most approved fastenings.

Hardware

The Carpenter is to allow for Mantel in Parlor \$45.00: Library \$25.00: Dining Room \$30.00. In the three chambers \$20.00 each, exclusive of setting, which is to be done by the carpenters.

Miscellaneous

Sheath the cellar side of the stairway entry partition (in Basement) the wood partitions in entrance entry, with good sound seasoned pine boards, in narrow widths, matched and beaded, and free from large or loose knots well nailed.

Set the other partitions in cellar with 2 inch spruce plank well seasoned, matched and beaded and of good quality.

Make a scuttle on roof with step ladder.

Build the cold air box of sound seasoned pine boards, with requisite slide.

Build coal bins of good spruce plank in the usual manner with proper doors.

Build a tank as shown by the Attic plan, of sound seasoned, pine plank, tongued and grooved, and put together with white lead. The Carpenter is to repair all damaged plastering after the finishing coat is on. The Carpenter is to do all cutting and jobbing that may be required for furnace pipes and registers, gas pipe, and plumbing. The outside cellar doors to be made of two thicknesses of narrow well seasoned pine boards matched and beaded. Build two small cisterns for water closet of pine, put down floors over plumbing with screws.

Plumbing

Furnish and fit up 3 soapstone wash trays in Cellar, with high backs, and supply same with hot and cold water, with 1 1/2 inch wash tray plugs and chains, 1 1/2 inch waste pipes, and 6 inch round trap with 4 inch trap screw.

Also furnish a copper clothes boiler 18 x 24 inches, with dished soapstone top, with supply pipe and cork. Also furnish one pan water closet supplied by a cistern with ball cock and service box, 4 inch lead trap and 4 in. iron soil pipe to drain.

1st Story

Put in the Kitchen a four foot soapstone sink, with soapstone drainer, high back, and soap bracket, a 2 inch waste pipe and trap to drain.

Supply the sink with hot and cold water direct from the aqueduct. Put at range a 50 gallon copper boiler, with iron stand, and connect same to water back of range with brass pipe and sediment cock.

Put in the China Closet a dished marble slab with back 12 in. high and planished copper sink with plug and chain and plated pantry cock, supplied with hot and cold water and 1 1/2 inch lead waste pipe and trap to drain.

Furnish a pan water closet supplied by a cistern with ball cock and service box.

Furnish and fit up one bowl in bathroom, with marble dished slab and back strip 12 inches high. Bowl to be 15 in. with plated compression brass cocks, for hot and cold water, and waste pipe 1 1/2 in. to go to water closet trap.

Also furnish and fit up one 16 oz. planished copper bath tub, supplied with hot and cold water, with plated bath cocks, and 1 1/2 in. plated

standing over floor, with washer and waste pipes.

The waste of foot tub, bath tub and bowl to be put into trap of water closet separately, soil pipe to be 4 in. to drain, with an air pipe to run to kitchen chimney flue from top of soil pipe; also carry a lead pipe from the iron receivers of water closets to chimney.

Line under seats of water closets with sheet lead, also line beneath bowl with lead with outlet. Line a tank in Attic, to hold 300 gallons with 16 oz. tinned copper, and put in same a valve, to shut off water from house in case of leakage, and take a 2 in. overflow pipe of lead into trap of water closet in bath room.

Line the two small cisterns over cellar and 1st. story water closets with lead, the cisterns to be supplied from the tank in the attic.

The tank in attic to be supplied from the aqueduct with a ball cock. The cold water in kitchen sink and sink in China Closet is to be supplied through a black tin lined pipe.

The plumber is to make connection with pipe from aqueduct at the inside of cellar wall.

Size and weight of pipes:

The Hot water pipes	7/8 in. brass
Cold " "	3/4" lead 2 1/2 lbs. to foot
Waste " "	1 1/2" " 3 " " "
Soil " "	4" iron
Water Closet traps	4" lead
Waste for Kitchen sink	2 in. lead

Tinning

Tin the upper flat with best M.F. tin, put on with locked, looped and thoroughly soldered joints, in the best manner. Make use of heavy lead, and zinc flashing on roofs where necessary.

Conductors

The conductors are to be made of heavy zinc, 3 in. in diameter, connected with the gutters by heavy lead goose necks, 2 in. in diameter. Conductors to be fitted with returns, at the bottom, to discharge on the ground.

Gas Pipes

Gas pipes are to be put in, in the usual manner in all rooms, entries and waterclosets.

The piping to be done in a thorough and workmanlike manner.

Bells and Speaking Tubes

Run a speaking tube from the hall in record floor to Kitchen.

Put in bells from front and side doors and from all principal rooms to Kitchen.

Insurance

The owner is to cause the building to be insured, the cost to be equally divided between the owner and contractor, and in case of loss to be paid to the owner, who, after deducting the sums paid the contractor shall turn over the balance to the contractor.

Iron, etc.

Supply and put on a galvanized and wrought iron cresting similar to drawing.

Furnish and put on wire nettings to windows as shown by cellar plan.

Put in a tin Ventilating tube from 2nd story water closet to Kitchen chimney.

Cover / Mason To be included in the Carpenters Bid.
Specifications of House at New Bedford for Wm. J. Rotch

Specifications of the materials to be furnished and labor to be performed by the Mason, in building a dwelling house for W^m J. Rotch Esq. of New Bedford, Mass. according to plans prepared by W^m R. Emerson, Architect.

Excavations

Excavate the earth, stones, and rubbish as required, for the cellar drains, cesspool, piers and foundations according to the plans.

Stone Walls and Foundations

Build the cellar walls and foundations of good sound ledge stone, laid up dry, well bonded, from 18 to 22 inches thick, thoroughly chinked and well pointed with lime mortar. Build a drain under the main walls of loose round stones as shown by the cellar plan, inclining from 1 foot to 2 feet deep at main drain where it will continue beneath the drain to cesspool.

Construct a cesspool of stone laid up dry and covered with flagstone with manhole and cover as shown by the cellar plan.

Pave beneath the conductors with cobble stones. Build the underpinning of the best of common stone, with well selected faces laid in mortar, and nicely pointed.

Build the foundations to cellar window areas of rubble stone connecting with the drain beneath the walls.

Drains

Furnish best vitrified Scotch or Concrete drain pipe, or sizes marked on the plans, with all necessary bends and Y branches and put the same together in best cement, great care being taken that no cement is left projecting in the inside of drains.

The pipe in all cases to be laid upon 2 x 6 plank, and upon as uniform a slope as possible.

Brick Work

Build the chimney tops of best selected common bricks, laid in black mortar, made by mixing 14 lbs. of lamp-black to one cask of lime. Back up the Underpinning with bricks laid edgewise in mortar.

Build the chimneys and piers of good hard bricks, the bottom course to be hard burnt, and laid in cement.

Plaster the chimneyflues inside and out. Turn trimmer arches in all fireplaces, make ash pits, and furnish and set iron doors in same.

Fill in between the studdings in the first story, inside and outside partitions with 3 courses of bricks laid in lime mortar to keep out the rats. No soft bricks will be allowed on the work. The exposed brick work about the range and wash boiler, also hearth for the same to be of face bricks, and to be oiled.

The soapstone top and boiler to be furnished by the plumber but set by the mason.

Furnish and set 3 iron thimbles and covers, and grate and door to wash boiler.

Furnish and set soapstone fireplaces and black marble hearths in 6 rooms, as shown by plans, with all requisite iron mantle bars etc.

Cover the entire cellar bottom with concrete 3 in. thick.

Furnish and set ventilating registers of the usual black enameled pattern, in cellar and 1st story water closets, kitchen, dining room, parlor, library, and 4 chambers.

Furnish and set rough hammered granite steps to cellar doorway.

Build areas to Wash room windows of brick laid in cement.

Set such a range and furnace as the owner shall supply.

Do all work properly belonging to the mason that is required to make the house complete, whether the same be herein specified or not, or that be fairly implied by the plans.

Lathing and Plastering

The lathing to be of the first quality of eastern spruce, with 3/8 inch openings on ceilings and 1/4 in. on walls, joints broken at every lath and ceilings and every 6th lath on walls. Nailed with three penny nails to each lath.

Plastering

Plaster the Laundry, stair entry and Water Closet in cellar, the entire cellar ceiling. The entire 1st and 2nd stories throughout, and the entry, one Chamber and two closets in Attic, with one good coat of best Eastern lime mortar with 2 1/2 bushels of long, winter hair to each cask of lime: after the lime is well slaked in a lime box, with stainer at the ends, so that there shall be no slaking or bursting when the mortar is laid on.

The hair must be well thrashed and freed from dirt, and well soaked with water before being put into the lime.

Finish on 2nd Coat

To be of the best white lime and sharp beach sand, laid on with hand floats and trowelled smooth: all the angles and corners to be true and plumb. All the plastering to be finished to make the best of two coat work.

Stucco Cornice

Run cornice in the Library, Hall, Parlor, and Dining Room to cost 25 cts per foot.

Furnish and put up in Parlor, Library and Dining Room centerpieces, costing \$2 a piece, with a rim 3 ft. diameter turned around each. The plasterer to leave the building free from all dirt and refuse made by him, and cart the same away.

The Carpenter is to take everything into his contract, employing no sub-contractors but those satisfactory to the Owner and Architect.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: A fine example of a "Cottage-Villa in the Rural Gothic style," following the design of A. J. Davis, well preserved with most of its original features.

2. Condition of fabric: Excellent throughout.

B. Technical Description of Exterior

1. Overall dimensions: Approximately 43' x 49', entry 10' x 20'. The house originally faced northeast, as it does today. Two-and-one-half stories.
2. Foundations: Appear to be modern, c. 1928.
3. Wall construction: Wood frame, covered with horizontal flush boards.
4. Porches: An entrance porch, with a Tudor arch, is surmounted by rooms above, and a gable. On either side on this entry is a one-story porch; the combination extends across the whole northeast front of the house. Porch columns are trellised. A carved wood crest surmounts the side porches.
5. Chimneys: Two large, high brick chimneys, one each side, with terra cotta pots. These are centered on the partitions between front and rear rooms.
6. Openings:
 - a. Doorways and doors: The entrance door is double, with a four-centered arch over it (Tudor arch).
 - b. Windows: First Floor--these windows are coupled, narrow, with triangular heads; each pair has a horizontal label moulding over it. Front windows are sliding, others are double hung; panes are diamond-shaped, with wood muntins. Sash in the bay window are casements. Second floor--these have pointed arches, and a mullion in the center. Casement sash. Windows project above eaves, with a small gable over each, interrupting the eaves.

Over the entry arch is an oriel window with battlements. Above this is a window in the gable, with a balcony. In the top of the gable is a quatrefoil window lighting the attic.

There are no exterior shutters.

7. Roof:

- a. Shape, covering: Central portion has a gable roof; side portions have a deck on top, and basically are hipped, but with intersecting gables. Pitch is very high. Roofs are now covered with shingles--apparently of asbestos--which imitate the appearance of wood shingles convincingly.

- b. Framing: Rafters 2 1/2" x 4 1/2", 30" on centers. Sheathing boards are 12" wide.
- c. Cornice, eaves: Roof projection forms eaves, which are decorated with a row of wood cut-outs hanging along the bottom; this ornament resembles cresting, but inverted. The main gable has decorative barge boards and a finial (often replaced, following the original design). Some eaves have a copper gutter at the edge, some above the edge.

C. Technical Description of Interiors

- 1. Floor plans: (1) Symmetrical, with two rooms on each side of a central hall complex. A contemporary description by A. J. Downing has been given above, in Part I, D: Supplemental Material.

(2) At the level of the stair landing, a small room at the rear is entered from the landing. The second floor proper has a central hall, front chamber over the entry, and two bedrooms at each side; 8'-10 1/2" ceiling.

(3) Three rooms in the central portion, under the roof.

- 2. Stairways: The main stairway is in a hall between the two rear rooms; it is open, and returns from a landing (with headroom under the landing). There are 18 risers. The newel is turned, of mahogany. The handrail is simple, with simple turned balusters.

A small enclosed winding stairway, about a central round post, leads from the second to the third floor. A steep enclosed flight gives access to a small attic.

Formerly there was a service stairway--now removed.

- 3. Flooring: Pine boards, 3" to 5", on the third floor appear original. The second floor has modern narrow maple finish flooring. On the first floor are modern oak parquetry and some rubber tile. First floor framing has 3" x 10" joists, 16" on centers, and 8" x 8" girders.
- 4. Wall and ceiling finish: Plaster on wood lath, painted. Attic floor joists are 2" x 8", 30" on centers; across these are wood furring strips, to which sawn lath are nailed, parallel to joists. Other lath and plaster are to be seen in third floor storage spaces, along with sawn 2" x 4" studding.
- 5. Doorways and doors: First and second story doors are six-panel (three vertical panels over three vertical panels). Panels of the front room doors of the first

floor are moulded, with trefoil heads. The doors appear original.

6. Trim: (1) First floor--Heavy wood moulding around doors and windows. There is a full label moulding over door openings. Plaster cornice, a Gothic cavetto moulding with billets in the angle with the ceiling. Heavy moulded baseboard. Interior shutters. Cabinets in library alcove. This all appears original. A wood paneled ceiling in the bay window appears to date from c. 1928.

(2) Second floor--Narrow, but thick wood trim, something like a polygonal colonnette, at the door openings; a very simple label moulding is placed over these openings. Wide baseboards (with moulding in the hall, plain in other rooms). Small wood cornice, a Gothic cavetto.
7. Hardware: Two butts, each door. Brass knobs, mortise locks. Some windows have old cast iron fasteners, perhaps original.
8. Lighting: Modern electric fixtures.
9. Heating: Originally a fireplace in each principal room, with marble mantels, some gray and some black. Marble hearths. These appear to be original. A modern central heating system is used now.

D. Site

1. General setting and orientation: The neighborhood is located at the top of a hill, overlooking the oldest part of the town and the harbor toward the east. It was originally at the edge of town, and consisted of only a few large properties. This one, as shown on an atlas of 1881, was approximately 175' x 400', with the long dimension northeast to southwest. The house was situated a little southeast of the center, with its front facing northeast toward Orchard Street. It was moved a short distance west about 1928, and the lot divided by extending Irving Street and cutting Maple Street through. The neighborhood today still retains much of its appearance of spaciousness.
2. Enclosures: Old photographs show a fence on Orchard Street, before the house was moved.
3. Outbuildings: The 1881 atlas shows two outbuildings at the rear (west) of the house, at a comfortable distance. One of the water colors by Henry H. Crapo shows the interior

of the stables--this was presumably one of the out-buildings shown on the atlas.

4. Driveways: The 1881 atlas shows a driveway forming a large circle in front of the house, with two branches leading to Orchard Street to points near the corners of the lot, and a third branch at the north side of the house, leading to an outbuilding. This type of treatment was made popular by A. J. Downing and others in the mid-nineteenth century, and for that reason I think it probably represents the original layout.

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